

114.0

0012

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

638,800 /

638,800

USE VALUE:

638,800 /

638,800

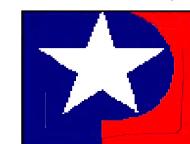
ASSESSED:

638,800 /

638,800

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY


Patriot
 Properties Inc.

No	Alt No	Direction/Street/City
83		EDMUND RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ZHOU QIANG WEN	
Owner 2: DENG JING	
Owner 3:	
Street 1: 83 EDMUND RD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1: SAGAN VINCENT E/ETAL -

Owner 2: SAGAN JUDITH D -

Street 1: 83 EDMUND RD

Twn/City: ARLINGTON

St/Prov: MA

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,068 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Wood Shingle Exterior and 1484 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5068		Sq. Ft.	Site		0	70.	1.13	5									400,428						400,400	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
101	5068.000	238,400													73654
															GIS Ref
															GIS Ref
															Insp Date
															08/18/18

 PREVIOUS ASSESSMENT Parcel ID 114.0-0012-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	238,400	0	5,068.	400,400	638,800	638,800	Year End Roll	12/18/2019
2019	101	FV	200,900	0	5,068.	406,100	607,000	607,000	Year End Roll	1/3/2019
2018	101	FV	200,900	0	5,068.	303,200	504,100	504,100	Year End Roll	12/20/2017
2017	101	FV	200,900	0	5,068.	274,600	475,500	475,500	Year End Roll	1/3/2017
2016	101	FV	200,900	0	5,068.	263,100	464,000	464,000	Year End	1/4/2016
2015	101	FV	188,300	0	5,068.	223,100	411,400	411,400	Year End Roll	12/11/2014
2014	101	FV	188,300	0	5,068.	211,700	400,000	400,000	Year End Roll	12/16/2013
2013	101	FV	188,300	0	5,068.	201,400	389,700	389,700		12/13/2012

 SALES INFORMATION TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAGAN VINCENT E	43533-397		8/17/2004		429,000	No	No		
ADAMS ROBERT J/	26069-405		2/23/1996		200,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2018		MEAS&NOTICE						BS Barbara S
12/9/2008		Meas/Inspect						197 PATRIOT
1/8/2005		MLS						MM Mary M
3/13/2000		Inspected						264 PATRIOT
2/15/2000		Measured						263 PATRIOT
9/2/1993								AJS

 ACTIVITY INFORMATION Sign: VERIFICATION OF VISIT NOT DATA

_____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 5	- Cape			Full Bath: 1	Rating: Average			PRIVATE WAY, OF=SINK N BMT.									
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average												
Foundation: 2	- Conc. Block			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating:												
Prime Wall: 1	- Wood Shingle			A HBth: 1	Rating:												
Sec Wall: 1				OthrFix: 1	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average												
Color: BROWN				A Kits: 1	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue: 1	Rating:												
Grade: C	- Average			CONDOS INFORMATION													
Year Blt: 1948	Eff Yr Blt:			Location: 1													
Alt LUC:	Alt %:			Total Units: 1													
Jurisdct:	Fact: .			Floor: 1													
Const Mod:				% Own: 1													
Lump Sum Adj:				Name: 1													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	Phys Cond: AG - Avg-Good			26.4	%			Exterior: 1	No Unit			RMS: 7	BRs: 3	Baths: 1	HB: 1		
Prim Int Wall: 1	- Drywall				%			Interior: 1									
Sec Int Wall: 1					%			Additions: 1									
Partition: T	- Typical				%			Kitchen: 1									
Prim Floors: 3	- Hardwood				%			Baths: 1									
Sec Floors: 1					%			Plumbing: 1									
Bsmnt Flr: 12	- Concrete				%			Electric: 1									
Subfloor: 1					%			Heating: 1									
Bsmnt Gar: 1					%			General: 1									
Electric: 3	- Typical				%			Totals 1				7	3				
Insulation: 2	- Typical				%												
Int vs Ext: S					%												
Heat Fuel: 2	- Gas				%												
Heat Type: 1	- Forced H/Air				%												
# Heat Sys: 1					%												
% Heated: 100					%												
Solar HW: NO	% AC: NO				%												
% Com Wall	% Sprinkled: NO				%												
MOBILE HOME				Make: 1	Model: 1			Serial #: 1	Year: 1			Color: 1					
SPEC FEATURES/YARD ITEMS				PARCEL ID 114.0-0012-0003.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101					
1	Metal Shed	D	Y	1	80	A	AV	2000	0.00	T	15.2	101					
More: N				Total Yard Items:				Total Special Features:				Total:					